

*LONE STAR CITY COUNCIL  
FIRE HALL – 201 WEST INDUSTRIAL  
May 19, 2022, at 6:00 p.m.*

*We reserve the right to enter into Executive Session on any Agenda item pertaining to  
TEX. GOV'T CODE ANN. Sections 551.071-551.078, 551.087-551.089*

In compliance with the Texas Open Meetings Act, Chapter 551, of the Texas Government Code, the City of Lone Star issues this public notice. If, during the course of the meeting, any discussion of any item on the agenda should be held in executive or closed session, the board will convene in such executive or closed session in accordance with Section 551 of the Texas Government Code, Et Seq. The City Council will consider and act on the following items:

The subjects to be discussed or considered or upon which any formal action may be taken are listed below. Items do not have to be taken in the same order as shown on the meeting notice.

**Members of the public who wish to submit their written comments on a listed agenda item must submit their comments by emailing [citysecretary@lonestartx.net](mailto:citysecretary@lonestartx.net) or by calling 903-656-2311 for staff assistance. Comments must be received before 3:00 p.m., May 19, 2022.**

**MINUTES**

Present were Mayor Randy Hodges, Mayor Pro Tem Jerri Chism, Aldermen Rudy Dudley, Mona Brown, Tony Johnson, Cody Wommack, and City Secretary Tina Love.

**1. CALL TO ORDER – Mayor Randy Hodges at 6:00 P.M.**

**2. INVOCATION AND PLEDGE OF ALLEGIANCE**

**Invocation – Mayor Hodges**

**Pledge of Allegiance – All in Unison**

**3. ELECTION MATTERS:**

Administer Oath to Newly Elected Officials – City Secretary Tina Love

**Oath administered to Tony Johnson, Jerri Chism, and Cody Wommack**

**4. CITIZEN COMMENTS:** *At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed **three minutes**. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law. ]*

**Dan Ivey lives at 210 W. Germany. He referenced item 7-3 to allow charter and school buses to Rocky Point. He referenced increased traffic and the road wasn't designed for big buses to travel down. It is a residential area with no outlet. He doesn't agree with Rocky Point wanting to trim trees on his property.**

**Jim Sly referenced item 7-1, HOT. He discussed the revenue to the City couldn't be that much for one hotel and one Air B & B. He discussed the economy, fuel prices, and that people can't afford to stay at the Marina with increased prices.**

**Kim Sly spoke item 7-1 HOT. She wants the implementation of the HOT to be reconsidered. Based upon her business now, the City would possibly get \$1,300 annually. She wants to know what the money will be used for. She stated her small business couldn't afford it. She asked that it not be implemented and expressed she was against it.**

## 5. CONSENT ITEMS:

Minutes of Regular Meeting on April 21, 2022

Minutes of Special Meeting on May 3, 2022 – **Cody Wommack expressed he wants his comments included in the Special Meeting minutes. These minutes will need to be revised.**

**A motion to approve consent items was made by Jerri Chism, with a second from Rudy Dudley. All present voted Aye.**

## 6. REPORTS:

6-1: Judge/Court Report

6-2: Police Department Report

6-3: Fire Chief Report

6-4: Public Works Report

6-5: Water District Report

6-6: Financial Reports

a. Water and Sewer Fund

b. General Fund

**Cody Wommack asked about the 4 trials/hearings listed in item 6-1 monthly report. Judge Monica Sampson identified these as bench hearings and not trials.**

**Cody Wommack commented on item 6-4. He referred to the numerous potholes in the city and felt the work was substandard in filling the potholes. Rudy Dudley referenced the cold mix used to fill the potholes can move and not set-up evenly.**

## 7. ACTION ITEMS

7-1: Review, Discussion and Possible Action to publish the reviewed and revised Hotel Occupancy Tax Ordinance with a suggested effective date of June 1, 2022.

**The Hotel Occupancy Tax (HOT) Ordinance was reviewed and approved by legal counsel for submission to Council. Cody Wommack asked about the administrative cost spent for legal fees which was \$600.00. Mona Brown asked how many Air B&B's are currently located in Lone Star. The City is aware of one currently, but another one is being built. There may be others unknown to the City. The amount of revenue received from this tax is based upon hotel/AB&B occupancy. It is not expected to be a lot annually but can build up over time. The money received is restricted to promote tourism or other means to attract people to your area. Letters will be sent to known Hotel/AB & B owners requesting they register with the City. The HOT is effective for Hotel's and AB & B's but does not apply to RV's.**

**A motion was made by Rudy Dudley to accept the Hotel Occupancy Tax Ordinance with an implementation date of June 1, 2022. No second was received. This item was tabled.**

7-2: Review, Discussion, and Possible Action to reevaluate fees paid to Joe Bush for electrical inspections performed for the City of Lone Star.

**Mr. Joe Bush has performed electrical inspections for the City of Lone Star for several years. He contacted the City Secretary stating he could no longer afford performing the inspections at the rate of \$15.00 per inspection due to increased fuel cost and truck repairs. The City Secretary presented to Council the rate of \$25.00 minimum, per his suggestion, for consideration.**

**A motion to increase Mr. Bush's inspection rate to \$25.00 per inspection was made by Cody Wommack, with a second from Mona Brown. All present voted Aye.**

7-3: Review, Discussion and Possible Action to allow charter and school buses to deliver patrons directly to Rocky Point Adventures for reserved events and special occasions instead of being shuttled.

**Karl Cochran, of Rocky Point Adventures approached the Council to allow school or charter buses to deliver patrons directly to Rocky Point instead of being shuttled from the parking lot. He has reservations for churches and schools which have up to 300 patrons attending. The Rocky Point shuttle bus carries 15 passengers at a time and would require several trips to deliver 300 patrons or they could walk which could be a safety concern. Special events are usually scheduled on Mondays and Tuesdays. These days were identified by Rocky Point as the only days buses would be allowed to deliver patrons to the park. The City will have to check the legalities of specific days being identified for this action. Karl asked if the trees could be trimmed on the roadway because they are scratching the shuttle bus and would scratch charter buses. Citizen Dan Ivey owns property in which the trees need to be trimmed. He doesn't want them trimmed back too much because of the appearance. Fire Marshall Roger Dudley spoke up and said the trees should be trimmed up at least 15 ft. to allow enough passageway for a fire truck to travel down the roadway. Roger volunteered to drive the fire truck to this location to determine how much the trees should be trimmed. Mr. Ivey was OK with the trees being cut off at the height for a firetruck to pass. The City does not have tree cutting equipment and has contacted the Morris County Commissioner numerous times to assist in cutting roadways with their tractor and boom-arm, but no assistance has been received. Citizen Leslie Dalme expressed her concerns of buses traveling down the roadway. She expressed "A business should never have been put at the end of a residential street. It's not fair to the residents". Roger Dudley expressed that Rocky Point must have ample room for a bus to turn around and offered to drive the firetruck there to determine. Additional information is necessary on this item; therefore, was suggested to table.**

**A motion to table this item pending additional information was made by Mona Brown, with a second from Jerri Chism. All voted Aye.**

7-4: Review, Discussion and Possible action to discuss a proposal of a portable building being installed at 219 N. Main Street to be used as a new resale business and to eventually grow into a farmers' market/trades day.

**Alice Smith would like to develop the property located at 219 N. Main Street by installing a portable building to use as a resale business. Karl Cochran spoke on Ms. Smith's behalf and expressed the desire to eventually expand up to 30 units on the property for a farmers' market or display of local crafts, twice a month, to bring more people to the area. Any buildings placed on the property will need to meet plumbing, electrical, and**

**NFPA requirements. September is the earliest time expected for the business to open. A business plan will need to be presented to the City before any additional actions are taken.**

**This item was tabled. No action taken.**

7-5: Review, Discussion, and Possible Action for EDC Chairman Rudy Dudley to update the council on the May 10, 2022, first public hearing about the revitalization of the Lone Star Senior Citizens Building.

**Rudy Dudley presented updates to the Council about the first public hearing for the revitalization of the Senior Citizens Building. Rudy summarized items included in project #2022-003, which was previously approved by Council for the EDC to spend up to \$30K for a new roof, minor repairs, cleaning, and insurance cost for the structure. The building has been idle since COVID and will require all utilities be turned on.**

**Rudy referenced the Senior Citizens Organization had established new By-Laws and elected seven new directors. A clause was included in the By-Laws that if the building is vacant for five years it will go to the City. The state, TML banks, and comptroller have been contacted to confirm the proper procedures are being taken to re-establish the organization. Rudy will continue to act as an agent for the Senior Citizen's Organization but will have no voting rights in the organization.**

**This is the second presentation/reading to the Council for project #2022-003. The second public hearing is scheduled on Tuesday, June 14, 2022, at 5:30 p.m.**

**A motion to proceed and accept the update for project #2022-003 was made by Mona Brown, with a second from Jerri Chism. Four voted Aye, one opposed.**

7-6: Review, Discussion, and Possible Action to consider implementing a waste management price increase to offset Sanitation Solutions rate increase going into effect on June 1, 2022.

**January 2019 was the last rate increase the City had for waste management services. Rate increases were requested in 2020 and 2021; however, were denied by the City Council. Sanitation Solutions requested a 3% rate increase in February 2022 due to increased liability insurance, truck and equipment cost, and increased landfill compliance costs. Council discussed the increased cost the City has incurred, the budget, and other expenses. Cody Wommack provided the Council a spreadsheet summarizing the City's garbage expenses and collections and garbage fees from other local cities. If the City implements a 3% increase to match Sanitation Solutions rate increase, the fee for a single residential poly-cart would increase \$0.40/month which is less than current rates for other local cities. The City Secretary provided Council a spreadsheet summarizing an increased garbage rate at 3%, 4% and 5% for reference.**

**A motion to implement a 3% rate increase for waste management services was made by Mona Brown, with a second from Jerri Chism. Four voted Aye, one voted No.**

7-7: Review, Discussion, and Possible Action to consider the abandonment of an undeveloped, platted sub-division roadway identified as "Porter Drive" in the McKinney & Williams survey and part of a 19.39-acre tract owned by Roundrock Realty.

**Mr. Josh Beesinger, of Roundrock Realty, owns a 19.39-acre tract, located in the McKinney & William survey and part of the Timberlane Estates. The roadway “Porter Drive” was listed as part of an undeveloped platted subdivision. The roadway was never completed and is overgrown with vegetation and trees. Roundrock Realty owns all properties abutted to the proposed roadway. Mr. Beesinger approached the City Secretary about the proper procedure to close or abandon the roadway which was never developed. The proposed roadway is in the middle of the platted acreage. If it can be closed, Mr. Beesinger plans to sub-divide this property into three smaller lots and offer them for sale. Any legal fees incurred to draw up or process the necessary paperwork will be paid by Roundrock Realty. The City Secretary has asked the Council for approval to move forward and assist Mr. Beesinger with this project.**

**A motion for the City Secretary to proceed with assisting Mr. Beesinger with the road closure was made by Mona Brown, and a second from Jerri Chism. All present voted Aye.**

7-8: Review, discussion, and possible action on City practice and policy for making audio recordings of City Council meetings.

**Cody Wommack approached Council about having audio recordings of City Council meetings. Cody stated that technology was cheap and offered to supply the City a tripod and the necessary recording equipment to use. The recording of Executive Sessions was discussed and had differing opinions on whether this was acceptable or not. As discussions heated, it was suggested to table this item.**

**A motion to table this item until the next meeting was made by Cody Wommack, with a second from Mona Brown. All present voted Aye.**

## **8.0 ADJOURN**

**A motion to adjourn was made by Jerri Chism, with a second from Mona Brown. All present voted Aye.**

**/s/ Randy Hodges  
Randy Hodges, Mayor**

**/s/ Tina Love  
Tina Love, City Secretary**